141.0	0002	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	820,500 / 820,500
					USE VALUE:	820,500 / 820,500
					ASSESSED:	820,500 / 820,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
100		MENOTOMY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KIELY MARY C
Owner 2:	
Owner 3:	
Street 1:	100 MENOTOMY RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	SONG JEFFREY J -
Owner 2:	KIELY MARY C -
Street 1:	100 MENOTOMY RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .1 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1926, having primarily Wood Shingle Exterior and 1794 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4342.000	435,300		385,200	820,500
Total Card	0.100	435,300		385,200	820,500
Total Parcel	0.100	435,300		385,200	820,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 457.36 | /Parcel: 457.36

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	90476
GIS Ref	
GIS Ref	
Insp Date	05/15/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 141.0-0002-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	435,300	0	4,342.	385,200	820,500		Year end	12/23/2021
2021	101	FV	422,200	0	4,342.	385,200	807,400		Year End Roll	12/10/2020
2020	101	FV	422,200	0	4,342.	385,200	807,400	807,400	Year End Roll	12/18/2019
2019	101	FV	319,800	0	4,342.	385,200	705,000	705,000	Year End Roll	1/3/2019
2018	101	FV	331,000	0	4,342.	341,200	672,200	672,200	Year End Roll	12/20/2017
2017	101	FV	331,000	0	4,342.	286,100	617,100	617,100	Year End Roll	1/3/2017
2016	101	FV	331,000	0	4,342.	286,100	617,100	617,100	Year End	1/4/2016
2015	101	FV	317,700	0	4,342.	247,600	565,300	565,300	Year End Roll	12/11/2014

!10874!

PRINT

Date	Time
12/30/21	11:30:37

LAST REV

Date	Time
06/13/18	09:09:53
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 10874

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SONG JEFFREY J,	1478-40		8/28/2015	Estate/Div	1	No	No		
BANKER ADAM B	1267-108		4/30/2003		575,000	No	No		
FITZGERALD MARI	1230-191		12/1/2000		349,000	No	No		
	1053-35		1/1/1989		100	No	No		A

USER DEFINED

Prior Id # 1:	90476
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/10/2001	639	New Wind	10,000	C				31 NEW WINDOWS
1/19/2001	27	Redo Kit	65,000	C				REMODEL KITCHEN-RE

ACTIVITY INFORMATION

Date	Result	By	Name
5/15/2018	Inspected	CC	Chris C
4/24/2018	MEAS&NOTICE	CC	Chris C
3/5/2009	Inspected	189	PATRIOT
2/2/2009	Measured	345	PATRIOT
8/9/2003	MLS	MM	Mary M
4/3/2001	MLS	MM	Mary M
12/10/1999	Inspected	264	PATRIOT
11/23/1999	Mailer Sent		
11/16/1999	Measured	243	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4342		Sq. Ft.	Site		0	70.	1.27	8									385,183						385,200	

Total AC/HA:	0.09968	Total SF/SM:	4342	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	385,183	Spl Credit		Total:	385,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.23528433
Const Adj.:	0.98000199
Adj $ / SQ:	157.376
Other Features:	90000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	456305
Depreciation:	20990
Depreciated Total:	435315

COMMENTS

OF=TOILET ON FFL, SCUTTLE HOLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	3	Baths:	1				HB	1	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2001
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

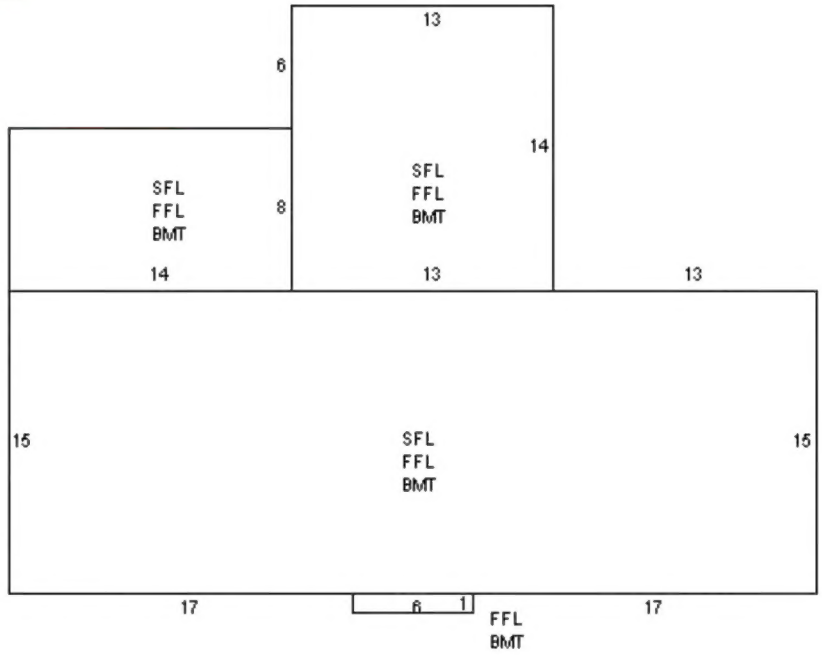
No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	173.11
Special Features:	0	Val/Su Net:	161.58
Final Total:	435300	Val/Su SzAd	242.64

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	900	47.210	42,491
FFL	First Floor	900	157.380	141,638
SFL	Second Floor	894	157.380	140,694

Net Sketched Area:	2,694			Total:	324,823
Size Ad	1794	Gross Area	2694	FinArea	1794

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

141.0-0002-0007.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: